

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, January 17, 2002, 1:30 p.m., Conference Room #106, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN Jerry Berggren, Tim Francis, Bruce Helwig, Jim McKee,

ATTENDANCE: Carol Walker and Terry Young; (Bob Ripley absent). Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Vice-Chair Tim Francis called the meeting to order and requested a motion approving the minutes for the regular meeting held November 15, 2001. Motion to approve made by Helwig, seconded by McKee. Motion carried 5-0: Berggren, Francis, Helwig, McKee and Young voting 'yes'; Ripley and Walker absent.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission. No one appeared.

APPLICATION BY SCOTT MILLER PERTAINING TO 700 "P" STREET IN THE HAYMARKET LANDMARK DISTRICT

a. for a Certificate of Appropriateness for work, and

b. recommendation regarding adjacent right-of-way on N. 7th St.

PUBLIC HEARING: January 17, 2002

Members present: Berggren, Francis, Helwig, McKee, Walker and Young; Ripley absent.

Aaron Funk from Telesis, Inc. appeared on behalf of Scott Miller to present the application. They were originally looking for a street vacation for a basement egress. That is moving slower than anticipated. They would like to start work. They are looking for a right to use the space. He brought along some pictures of similar egress in the Haymarket area.

McKee wondered what will be in the basement. Mr. Funk replied that the Jabrisco space is being remodeled and there will be access between that building and the building north of it (former Burlington Arcade). He noted that Scott Sullivan had brought some plans of the building to present. Scott Sullivan distributed the drawings and explained them.

McKee wanted clarified what action is needed today. Ed Zimmer replied that the Commission is making a recommendation to the City Council in regard to the vacation and/or sidewalk/light-of-way (ROW) use permit. There is also a certificate of appropriateness for the railing. Public Works has given their recommendation in favor of this proposal.

No one else appeared and public hearing was closed.

Berggren made a motion to suspend the rules and vote after each hearing, seconded by McKee. Motion carried 6-0: Berggren, Francis, Helwig, McKee, Walker and Young voting 'yes'; Ripley absent.

ACTION:

January 17, 2002

Helwig moved approval of the street vacation or ROW use and the certificate of appropriateness, seconded by Berggren. Motion carried 6-0: Berggren, Francis, Helwig, McKee, Walker and Young voting 'yes'; Ripley absent.

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE
RIDNOUR BUILDING, 809 "P" STREET, IN THE HAYMARKET LANDMARK DISTRICT
PUBLIC HEARING:**

January 17, 2002

Members present: Berggren, Francis, Helwig, McKee, Walker and Young; Ripley absent.

Frank Firoz appeared to present the application. He submitted a drawing for a proposed sign.

Helwig questioned if this is a blade sign. Mr. Firoz replied that he was correct. It will be on the corner. They only have one window where the other retail spaces have 2 windows.

Mr. Zimmer presented slides of the property.

Berggren wondered how far up the canopy is. Mr. Firoz replied that it is more than 6 feet.

Young wondered about the handrail sign. Mr. Zimmer replied that one was requested at the last meeting and was not approved by the Commission.

McKee wondered about signage that projects beyond the building. Mr. Zimmer replied that no exterior signs have been approved for tenants in this building. The tenants with windows were approved for window signs. This tenant did not request a window sign at the last meeting but the Commission's approval included his space.

Francis wondered if it would be likely that other tenants would want exterior signs. Mr. Zimmer does not know the likelihood of that. If he received an application, he would look at both the guidelines and what has been approved for the building.

Young wondered what sign was currently in the space. Mr. Firoz replied that they currently have a lit sign, not neon. They only have one window for display or signage. They have the largest space in the building and only one window. He believes they need more than one sign.

Berggren referenced the minutes from the last meeting, noting that the motion and approval was for interior lit signs for all 3 tenants with the signs being consistent with each other. The exterior sign for Exotica was denied.

Francis has reservations about an exterior neon sign this large. The rest of the Commissioners do also.

No one else appeared and public hearing was closed.

ACTION:

January 17, 2002

Berggren made a motion that the current sign approval be adhered to, where all 3 tenant signs are interior and to be consistent, seconded by McKee.

Helwig noted that the interior window sign has already been approved. There has to be some way to make that sign work.

Mr. Firoz stated that he was told that he could have an exterior sign because he had such a much larger space. McKee noted it was unfortunate that someone told him that. They did not have the authority to guarantee that to him.

Motion carried 6-0: Berggren, Francis, Helwig, McKee, Walker and Young voting 'yes'; Ripley absent.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 311 N. 8TH STREET IN THE HAYMARKET DISTRICT

PUBLIC HEARING:

January 17, 2002

Members present: Berggren, Francis, Helwig, McKee, Walker and Young; Ripley absent.

Mr. Zimmer stated that last month, it was requested to add a sign to the canopy. This is the building where a couple of blade signs were approved under the canopy. The tenant would like a sign out on the edge of the canopy.

McKee thinks that the current sign is not of much value. It is hard to see. He questions whether it serves any retail advantage to her.

Mr. Zimmer stated that this would be a single faced sign facing to the east.

Young wondered what the slide shows hanging under the canopy. Mr. Zimmer replied that it is a banner. It falls under the temporary signs code.

Mr. Zimmer stated that no action was taken at the last meeting because the applicant did not bring a design for the sign. She described it as matching the design of the sign under the canopy so he photographed that sign for the Commission's information.

Berggren stated that the no parking signs are as high as she is requesting her sign to be.

Francis wondered if these signs run with the building, no matter who the tenant is. Mr. Zimmer interprets the location and type of sign as being approved. If the text changes, he brings it for review if it represents a significant change in design.

McKee does not have a problem with a sign in that location.

Berggren feels that she could have an illuminated sign on the face of the door that would serve her purpose. A sign on the edge of the canopy will not be that visible for her and it sets a dangerous precedent. He agrees that the tenant does have a problem in that her business is not that visible.

McKee doesn't think the sign requested is that far out of context for the warehouse district.

No one else appeared and public hearing was closed.

ACTION:

January 17, 2002

Berggren moved approval of the location of the sign as requested, seconded by Francis. Mr. Zimmer will approve the text. Motion failed 2-4: Francis and Young voting 'yes'; Berggren, Helwig, McKee and Walker voting 'no'; Ripley absent.

DISCUSSION ITEMS:

• **Revisions to storefront plans, 330 N. 8th St., (8th & "R") in the Haymarket**

Craig Smith with B&J Partnership presented drawings of the building. At the November meeting, they received approval of the facade but were asked to do something with the entrance.

There was discussion amongst the Commissioners about the design.

Young wondered who would be occupying the space. Mr. Smith replied that it will be a higher end antique store.

The Commissioners indicated that they were generally supportive of the design.

MISCELLANEOUS/STAFF REPORT:

- Sean Craig and Will Scott stated that they would like some input on a dock they will be proposing at 720 "O" St., where Miller Fabricating used to be. He believes that business moved to Malcolm. The deck itself will be concrete. There will be an open tread stair with illumination. Will Scott said they would like some input on the windows also. Berggren wondered how many entrances there will be. There will be 2 tenants entrances, a public entrance and a tenant entrance for a larger tenant.

There was discussion amongst the Commissioners about the design.

Mr. Zimmer stated that he would like the Commissioners input on this. This does a more modern addition to a plain building. It is unlikely that there will ever be a street vacation. This is "O" St. and a Federal highway.

The Commissioners indicated that they were generally supportive of the design.

- National Register nominations went to the State board last Friday. All 3 of the Lincoln nominations were recommended unanimously; the Yost House, Calvin House and Federal Trust.
- East Campus Neighborhood: Mr. Zimmer is working on refining the guidelines. He is still working on a neighborhood meeting. He is continuing discussion and providing information. The neighborhood organization intends to hold a meeting a distribute draft guidelines. He would like the Commissioners to review the proposed guidelines with him.
- Woods Park district traffic discussions: There has been a lot of discussion about traffic calming measures. Public Works has worked for a long time with neighborhood groups to discourage traffic cutting through the neighborhood. The initial proposal was 3 diverters and 1 roundabout. They installed one diverter at 28th & "N" as test. The roundabout is proposed for 29th & "M". It is a large design and would require private property to be acquired. There are many different opinions in the neighborhood.
- The coffee shop and Del Ray Ballroom are in operation.
- The grain tanks are up for Lazlo's, but the text is not on them yet.
- Mr. Zimmer had the opportunity to visit South St. Temple. It is a beautiful space. There is wonderful carved woodwork. He presented slides of the building.

There being no further business, the meeting was adjourned at 2:50 p.m.